



**SIGNATURE  
ASSOCIATES**  
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## Retail For Lease

**Property Name:** Hampton Plaza North  
**Location:** 1349 - 1369 Telegraph Road, Unit: Main  
**City, State:** Monroe, MI  
**Cross Streets:** Holiday Blvd.  
**County:** Monroe  
**Zoning:** Commercial  
**Year Built:** 1985

|                                   |            |                          |                     |
|-----------------------------------|------------|--------------------------|---------------------|
| <b>Total Building Sq. Ft.:</b>    | 14,337     | <b>Property Type:</b>    | Neighborhood Center |
| <b>Available Sq. Ft.:</b>         | 9,480      | <b>Bldg. Dimensions:</b> | N/A                 |
| <b>Min Cont. Sq. Ft.:</b>         | 800        | <b>Total Acreage:</b>    | 2.94                |
| <b>Max Cont. Sq. Ft.:</b>         | 2,980      | <b>Land Dimensions:</b>  | Irregular           |
| <b>Ceiling Height:</b>            | 10'        | <b>Parking:</b>          | 90                  |
| <b>Overhead Door(s) / Height:</b> | 0          | <b>Curb Cuts:</b>        | 3                   |
| <b>Exterior Construction:</b>     | N/A        | <b>Power:</b>            | N/A                 |
| <b>Structural System:</b>         | N/A        | <b>Restrooms:</b>        | Varies per unit     |
| <b>Heating:</b>                   | Forced Air | <b>Sprinklers:</b>       | No                  |
| <b>Air-Conditioning:</b>          | Central    | <b>Signage:</b>          | Possible            |
| <b>Basement:</b>                  | No         | <b>Roof:</b>             | N/A                 |
| <b>Number of Stories:</b>         | 1          | <b>Floors:</b>           | N/A                 |
| <b>Condition:</b>                 | N/A        | <b>Delivery Area:</b>    | N/A                 |

|                    |        |                          |          |                 |            |                      |                   |
|--------------------|--------|--------------------------|----------|-----------------|------------|----------------------|-------------------|
| <b>Population:</b> |        | <b>Median HH Income:</b> |          | <b>Traffic:</b> | <b>Yr:</b> | <b>Count:</b> 25,267 | N. Telegraph Road |
| <b>1 Mile:</b>     | 6,769  | <b>1 Mile:</b>           | \$48,494 |                 | <b>Yr:</b> | <b>Count:</b> 7,529  | Stewart Road      |
| <b>3 Miles:</b>    | 36,473 | <b>3 Miles:</b>          | \$65,357 |                 | <b>Yr:</b> | <b>Count:</b>        |                   |
| <b>5 Miles:</b>    | 53,609 | <b>5 Miles:</b>          | \$69,254 |                 | <b>Yr:</b> | <b>Count:</b>        |                   |

**Current Tenant(s):** N/A **Major Tenants:** N/A

|                          |                              |                               |                       |
|--------------------------|------------------------------|-------------------------------|-----------------------|
| <b>Lease Rate:</b>       | \$12.00 - \$16.00            | <b>Improvement Allowance:</b> | N/A                   |
| <b>Lease Type:</b>       | psf NNN                      | <b>Options:</b>               | Negotiable            |
| <b>Monthly Rate:</b>     | N/A                          | <b>Taxes:</b>                 |                       |
| <b>Lease Term:</b>       | N/A                          | <b>TD:</b>                    | N/A                   |
| <b>Security Deposit:</b> | yes                          | <b>Assessor #:</b>            | N/A                   |
| <b>Parcel #:</b>         | 07-945-001-20, 07-945-002-00 | <b>Date Available:</b>        | Available immediately |

|                        |     |                  |     |
|------------------------|-----|------------------|-----|
| <b>Utilities</b>       |     | <b>Electric:</b> | Yes |
| <b>Sanitary Sewer:</b> | Yes | <b>Gas:</b>      | Yes |
| <b>Storm Sewer:</b>    | Yes | <b>Water:</b>    | Yes |

**Tenant Responsibilities:** NNN

### Comments:

#### AVAILABILITY

1319 - 2,500 SF - \$15.00/SF NNN  
1325 - 2,980 SF - \$12.00/SF NNN  
1331 - 1,600 SF - \$15.00/SF NNN  
1333 - 800 SF - \$16.00/SF NNN  
1339 - 800 SF - \$16.00/SF NNN  
1343 - 800 SF - \$16.00/SF NNN

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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